

ferguson young

YOUR LOCAL INDEPENDENT ESTATE AGENTS

£320,000

Crembling Well, Barncoose, Redruth, TR15 3EA



- THREE DOUBLE BEDROOMS
- EN-SUITE MASTER BEDROOM
- KITCHEN/DINER
- GAS CENTRAL HEATING
- GARAGE & PARKING
- ENCLOSED REAR GARDEN
- VACANT POSSESSION
- COUNCIL TAX C EPC D

A Three Double Bedroom Link Detached Bungalow in a tucked away location on this ever popular development within easy reach of local amenities and shopping facilities. The property is offered for sale with no onward chain and vacant possession. The accommodation briefly comprises of: - Entrance Vestibule, Entrance Hall, Lounge, Kitchen/Dining Room, Three Double Bedrooms (Master En-Suite) and Bathroom/WC. There is an attached garage with utility area with internal access from the kitchen. The property is double glazed and is warmed by gas central heating. There is an enclosed level rear garden creating a safe space for children and pets alike. The property should receive your earliest attention to view to fully appreciate the scale of the accommodation on offer. EPC D. Council Tax Band C.



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1 Cremling Well, Barncoose, TR15 3EA

Approached via a tarmac driveway leading to a recessed double glazed front door opening to:-

ENTRANCE VESTIBULE

There is ample space for shoes and coats, radiator and door to:-

ENTRANCE HALL

There are doors to the lounge, all bedrooms and the bathroom/WC, radiator and loft access hatch.

LOUNGE

16'8" x 11'10" (5.08m x 3.61m)

A bright and airy room with sliding patio doors opening to the rear garden, radiator, TV aerial point and a door to:-

KITCHEN/DINING ROOM

16'8" x 8'6" (5.08m x 2.59m)

There is ample room for a dining table in the dining area with a double glazed window overlooking the rear garden and a radiator. The kitchen area comprises of a modern range of both eye level and base units with work surface over and tiled splashbacks, inset single bowl stainless steel sink with side drainer, inset electric hob with extractor over, built in electric oven, integrated dishwasher, space for under counter fridge, double glazed window to the front and a door to the integral garage where there is a utility area comprising of a sink unit with space and plumbing for a washing machine.

MASTER BEDROOM

13'1" x 11'9" (3.99m x 3.58m)

A well-proportioned master bedroom with a double glazed window to the front, radiator and a door to:-

EN-SUITE SHOWER/WC

Fully tiled with a modern suite comprising of an oversize shower tray with glass enclosure and electric shower over, close coupled WC, wall mounted wash hand basin, extractor fan, chrome ladder type towel rail and a double glazed window to the side.

BEDROOM TWO

11'10" x 9'11" (3.61m x 3.02m)

A good sized second double bedroom with a double glazed window to the front and radiator.

BEDROOM THREE

11'9" x 9'9" (3.58m x 2.97m)

A useful third double bedroom with a double glazed window to the rear and radiator.

BEDROOM THREE

11'9" x 9'9" (3.58m x 2.97m)

A useful third double bedroom with a double glazed window to the rear and radiator.

BATHROOM/WC

8'2" x 6'11" (2.49m x 2.11m)

A modern bathroom suite comprising of a panel bath with mixer tap shower over, close coupled WC, wash hand basin set in a vanity unit, chrome ladder type towel rail, extractor fan, double glazed window to the side and a built in airing cupboard with radiator.

INTEGRAL GARAGE

19'8" x 9'10" (5.99m x 3.00m)

There is an electric up and over door, utility area, door to the kitchen and a door to the rear garden.

OUTSIDE

FRONT GARDEN

Laid to lawn but could be utilised as a further parking area.

SIDE GARDEN

Gated access from the front of the property and gravelled for ease of maintenance.

REAR GARDEN

Enclosed by fencing, walling and hedging to create a private and secure area for children and pets alike, mainly laid to lawn with a paved patio area.

AGENTS NOTE

The property is of standard construction and is freehold.

All mains services are connected.

Mobile coverage by all major networks (source Ofcom).

Broadband Speeds of 13Mbps Standard and 80Mbps Super-Fast (source Ofcom). Council Tax Band C.

ENERGY EFFICIENCY RATING

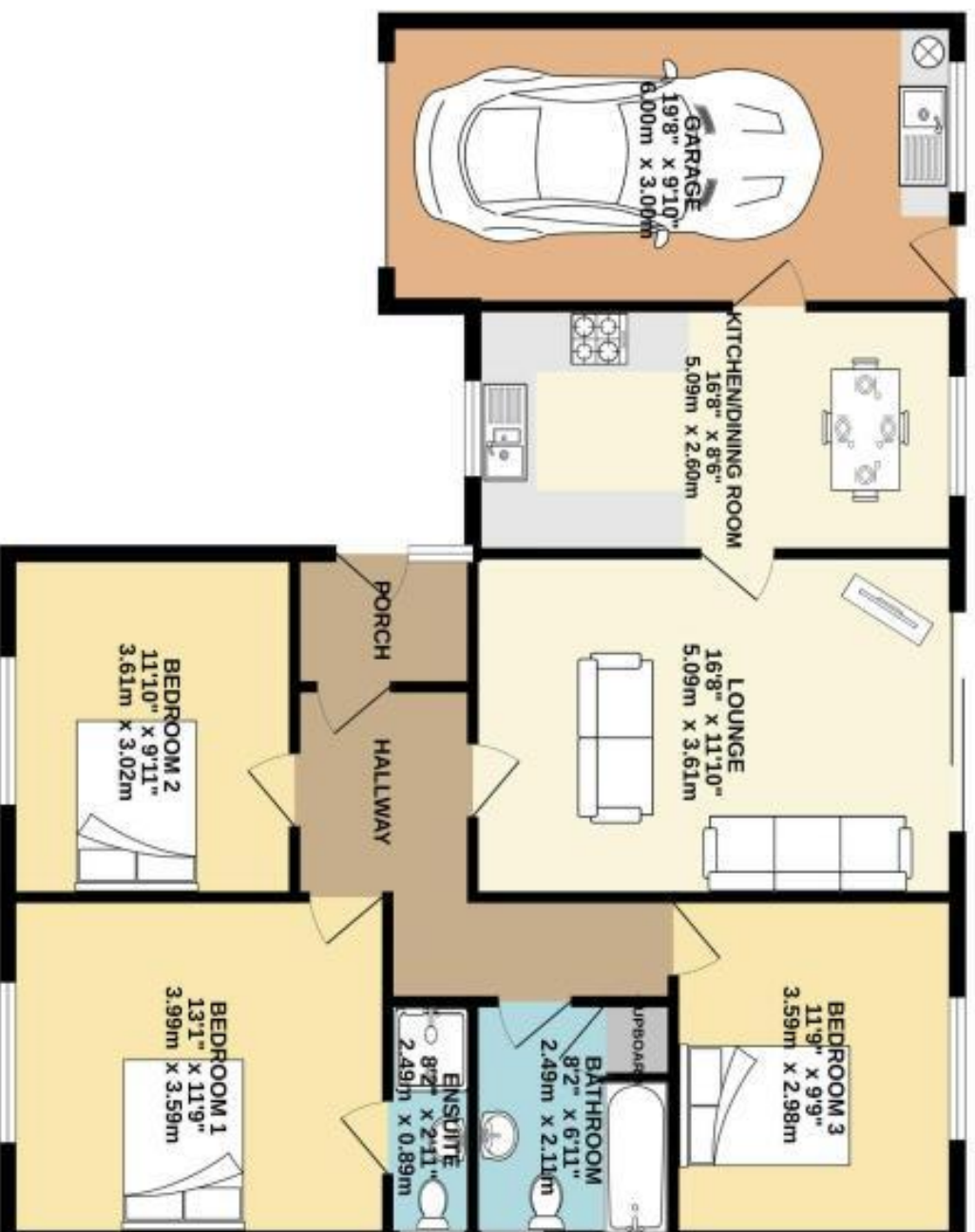
This property has been rated as D (65) with a potential rating of B (84).



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FERGUSON YOUNG NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

GROUND FLOOR

1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the brochure contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error. The floor plan is a guide only and should not be used as a basis for any decision. The floor plan is a guide only and should not be used as a basis for any decision. The floor plan is a guide only and should not be used as a basis for any decision. The floor plan is a guide only and should not be used as a basis for any decision.

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